

Exhibit B

Big Lots #547B
 Lease Admin Dept #10051
 4900 E Dublin Granville Road
 Columbus, OH 43081-7651

Re: CAM Adjustment:

Town 'N Country Plaza, LP - 7570 W. Hillsborough Ave., Tampa, FL 33615

Dear Tenant:

In order to avoid another large year-end adjustment for your pro rata share of the expenses, we find it necessary to adjust your monthly contribution for CAM, insurance and property taxes. Therefore, effective May 1, 2024, your monthly rent breakdown will be as indicated below:

RECURRING CHARGES	DUE MONTHLY
MINIMUM RENT	\$ 15,625.00
CAM	\$ 2,849.70
SUBTOTAL	\$ 18,474.70
TAX RATE	3.5%
SALES TAX	\$ 646.61
TOTAL	\$ 19,121.31

Please note your records accordingly so that there will be a minimum of confusion in this matter. Your understanding and cooperation is appreciated. Should you have a question, feel free to contact our office.

Please make check payable to:

Town 'N Country Plaza, LP
 204 N. Howard Ave.
 Tampa, FL 33606
 813-485-9025

**Town 'n Country
Operating Expenses
Invoice**

		2023					
Big Lots #547B						2/29/2024	
Lease Admin Dept #10051							
4900 E Dublin Granville Road							
Columbus, OH 43081-7651							
CAM:			Actual Expense	Less Amounts Billed to Tenant	Amount Due	Sales Tax	Total Due
Electric			\$18,231.36				
Trash Removal			\$4,931.08				
General Repairs			\$34,954.81				
Security and Fire			\$699.00				
R&M Electrical			\$5,571.59				
R&M Plumbing			\$6,320.00				
R&M Parking Lot			\$3,809.07				
R&M Irrigation			\$0.00				
Water Manangement			\$0.00				
Landscaping			\$11,425.00		7% CAP from previous year payment		
Parking Lot Clean & Sweep			\$25,964.10				
Insurance			\$296,408.40				
	Sub-Total CAM:		\$408,314.41		2022	7%	2023
	Admin Fee:	0.00%	\$0.00		34,637.77	2,424.64	37,062.41
	Total CAM:		\$408,314.41				
	Pro rata	30000/154,520	19.4150%				
	Tenant's Pro-rata share CAM		\$79,274.09				
		CAP	\$37,062.41	36,031.61	1,030.80	61.85	\$1,092.65
Real Estate Tax:							
			\$140,872.87				
	Admin Fee:	0.00%	\$0.00				
	Total RET		\$140,872.87				
	Pro rata	30000 / 154,520	19.4150%				
	Tenant's Pro-rata share RET		\$27,350.41	0.00	27,350.41	1,641.02	\$28,991.44
Total due for CAM, Insurance and Real Estate Taxes:						\$30,084.09	
Attached:							
Invoice Copies (Disc)							
Tenant Roster							
Insurance Invoice & Dec Pages							
Paid Receipt Property Tax							

REMIT TO:
Town 'N Country Plaza

c/o SSG Commercial LLC
204 N Howard Avenue
Tampa, FL 33606

Questions:
813-485-9025
lane@ssgcommercial.com

Big Lots #547B
 Lease Admin Dept #10051
 4900 E Dublin Granville Road
 Columbus, OH 43081-7651

Re: CAM Adjustment:

Town 'N Country Plaza, LP - 7570 W. Hillsborough Ave., Tampa, FL 33615

Dear Tenant:

In order to avoid another large year-end adjustment for your pro rata share of the expenses, we find it necessary to adjust your monthly contribution for CAM, insurance and property taxes. Therefore, effective May 1, 2024, your monthly rent breakdown will be as indicated below:

RECURRING CHARGES	DUE MONTHLY
MINIMUM RENT	\$ 15,625.00
CAM	\$ 2,849.70
SUBTOTAL	\$ 18,474.70
TAX RATE	6%
SALES TAX	\$ 1,108.48
TOTAL	\$ 19,583.18

Please note your records accordingly so that there will be a minimum of confusion in this matter. Your understanding and cooperation is appreciated. Should you have a question, feel free to contact our office.

Please make check payable to:

Town 'N Country Plaza, LP
 204 N. Howard Ave.
 Tampa, FL 33606
 813-485-9025

Norma - Rent Roll Basic**Properties:** Town 'n Country Plaza LLC - 7500-7605 W. Hillsborough Ave. Tampa, FL 33615**Units:** Active**GL Accounts:** None**As of:** 02/29/2024

Unit	Tenant	Lease From	Lease To
Town 'n Country Plaza LLC - 7500-7605 W. Hillsborough Ave. Tampa, FL 33615			
1	Autozone #1212	09/28/2001	05/31/2027
2	Star Hair Salon, Inc.	08/01/2012	10/31/2027
2-A	Pretam Investments, LLC	04/17/2008	03/31/2028
3	Rent King	08/01/2002	08/31/2024
4	Sarione Grill Inc	04/16/2005	10/31/2027
5	Vuong Nails	09/28/2001	01/31/2026
6A	Barber Shop (Rose Tozzi and Ronald Tozzi)	04/01/2003	11/30/2025
6B	Cellular Touch Wireless, Inc.	11/01/2011	12/31/2026
7-8	David Fernandez dba Mr. Empanada	05/01/2022	04/30/2027
9	Infinity Pharmacy and Assoc., Inc.	11/19/2018	10/31/2028
10	VP Pub, LLC dba Pit Stop Pub	04/01/2008	04/30/2028
11	TJ Maxx	09/28/2001	01/31/2029
12	Brook Valley Thrift Stores, Inc. dba City Thrift	07/01/2023	12/31/2030
13	Big Lots #547	09/28/2001	01/31/2027
14	Ace Hardware	09/28/2001	03/31/2026
15	Kentucky Fried Chicken (FQSR, LLC)	09/28/2001	08/31/2033
16	Checkers (Wow Burgers F3091, LLC)	03/01/2011	02/28/2026
17	Bank of America	09/28/2001	12/14/2026
18 Units			

**Total 18
Units**

Client Policy Schedule

Town N Country *

Cov	Policy Number	Description	Named Insured	Eff.Date	Exp.Date	Premium
✓ FLD	09115228273600	TNC 7575 W Hillsborough	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$9,414.00
✓ FLD	09115228273500	TNC 7565 W Hillsborough Ave	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$10,246.00
✓ FLD	09115228273300	TNC 7551-7561 W Hillsborough	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$10,246.00
✓ FLD	09115228273100	TNC 7535-7543 W Hillsborough A	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$5,671.00
✓ FLD	09115228268600	TNC 7501 W Hillsborough Ave	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$10,246.00
✓ FLD	09115228270600	TNC 7509-7525 W Hillsborough	Town N Country Plaza, LP	3/2/2023	3/2/2024	\$10,246.00
✓ XLC	EZXS3108530	TNC - Excess	Town N Country Plaza LP	3/1/2023	3/1/2024	\$5,958.76
✓ GLI	3AA65143	Town N Country	Town N Country	3/1/2023	3/1/2024	\$27,465.90
✓ CPP	Master Policy *	Town N Country f	Town N Country	3/1/2023	3/1/2024	\$206,915.10

Kenneth Jacobs: CL Producer

Adam Lopatin: CL Producer

Account Executive : Jeff Massie

Date Prepared: January 24, 2024



SSGCOM

ACORD™**EVIDENCE OF PROPERTY INSURANCE**

DATE (MM/DD/YYYY)

01/23/2024

THIS EVIDENCE OF PROPERTY INSURANCE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE ADDITIONAL INTEREST NAMED BELOW. THIS EVIDENCE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS EVIDENCE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE ADDITIONAL INTEREST.

AGENCY USI Insurance Services, LLC 2502 N Rocky Point Dr Ste 400 Tampa, FL 33607-1421		PHONE (A/C, No, Ext): 813 321-7500		COMPANY see remarks participating carriers	
FAX (A/C, No):		E-MAIL ADDRESS: Jennifer.Wells@usi.com			
CODE:		SUB CODE:			
AGENCY CUSTOMER ID #: 1946881		LOAN NUMBER		POLICY NUMBER GA23LCM20DKC6IC	
INSURED SSG Commercial, LLC 204 N. Howard Ave Tampa, FL 33606		EFFECTIVE DATE 03/01/23		EXPIRATION DATE 03/01/24	
				<input type="checkbox"/> CONTINUED UNTIL TERMINATED IF CHECKED	
THIS REPLACES PRIOR EVIDENCE DATED: 11/03/2023					

PROPERTY INFORMATION**LOCATION/DESCRIPTION**

Town N Country Plaza See Remarks for locations

THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS EVIDENCE OF PROPERTY INSURANCE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

COVERAGE INFORMATION		PERILS INSURED	BASIC	BROAD	SPECIAL	AMOUNT OF INSURANCE	DEDUCTIBLE
COVERAGE/PERILS/FORMS Total Building Values Business Interruption						\$20,000,000 included	see remarks ALS

REMARKS (Including Special Conditions)


See below schedule of locations -

Town N Country Plaza LP 7501 W Hillsborough Ave Tampa FL 33615
 Town N Country Plaza LP 7509-7525 W Hillsborough Ave Tampa FL 33615
 Town N Country Plaza LP 7535-7543 W Hillsborough Ave Tampa FL 33615
 Town N Country Plaza LP 7551-7561 W Hillsborough Ave Tampa FL 33615
 (See Attached Remarks)

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

ADDITIONAL INTEREST

NAME AND ADDRESS SSG Commercial 204 S Howard Avenue Tampa FL 33606	<input type="checkbox"/> ADDITIONAL INSURED		<input type="checkbox"/> LENDER'S LOSS PAYABLE		<input type="checkbox"/> LOSS PAYEE
	<input type="checkbox"/> MORTGAGEE				
	LOAN #				
	AUTHORIZED REPRESENTATIVE 				

REMARKS (Continued from page 1.)

Town N Country Plaza LP 7565 W Hillsborough Ave Tampa FL 33615
Town N Country Plaza LP 7575 W Hillsborough Ave Tampa FL 33615
Town N Country Plaza LP 7605 W Hillsborough Ave Tampa FL 33615
Town N Country Plaza LP 7545 W Hillsborough Ave Tampa FL 33615
Town N Country Plaza LP 7501 W Hillsborough Ave Tampa FL 33615

Participating Carriers Property Layered Program

Navigators

Lloyd's Syndicates

Axis

Endurance Specialty

Arch

RSUI/Mt. Hawley

All Other Peril Deductible \$10,000

All other wind \$50,000

Named Storm 5% per building per occurrence minimum \$50,000

Building/ Replacement Cost

Business Interruption - Actual Loss Sustained

Coinsurance - NA

Ordinance or Law -Included

--

Equipment Breakdown Carrier The Hartford

Total Insured Value \$50,000,000

Business Income \$13,147,656

Direct Deductible \$5,000 except \$25/per HP minimum of \$5,000

Indirect 24 Hour Waiting Period

Terrorism Carrier Underwriters at Lloyd's

Total Insured Value \$20,000,000

Business Interruption - included

Deductible \$10,000 any one loss

Premium total for location \$206,915

USI Insurance Services, LLC

PO Box 62689 * Virginia Beach, VA 23466

7300

-----INVOICE-----

Town N Country Plaza, LP
204 N. Howard Ave
Tampa, FL 33606

Print Date 03/23/23
Bill-to Code TOWNN2

Amount Remitted: \$

Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Invoice No.	Effective Date	Policy Period	Coverage Description	Transaction Amt
4537414	03/01/23	03/01/23 to 03/01/24	Certain Underwriters at Lloyds Policy No. W34777230101 *New - Commercial Property	69,624.89
			Surplus Line Tax - Commercial Property	3,484.48
			Policy Fee - Commercial Property	39.02
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7161471 Amount Due:	73,148.39
4537373	03/01/23	03/01/23 to 03/01/24	Landmark American Insurance Company Policy No. LHD930524 *New - Commercial Property	17,363.90
			Surplus Line Tax - Commercial Property	870.15
			Policy Fee - Commercial Property	39.02
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7161434 Amount Due:	18,273.07
4537313	03/01/23	03/01/23 to 03/01/24	Navigators Specialty Insurance Co. Policy No. GA23LCMZ0DKC6IC *New - Commercial Property	47,994.60
			Surplus Line Tax - Commercial Property	2,409.00
			Policy Fee - Commercial Property	185.34
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7161361 Amount Due:	50,588.94

*Invoices are Due and Payable upon Receipt

Page: 1

MULTIPLE INVOICE

See last page.

FRAUD PREVENTION NOTICE: USI will never provide unsolicited payment instructions. You should only change payment instructions if confirmed by calling your USI Account Manager or contacting your local USI office.

-----INVOICE-----

Town N Country Plaza, LP
204 N. Howard Ave
Tampa, FL 33606

Print Date 03/23/23
Bill-to Code TOWNN2

Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Invoice No.	Effective Date	Policy Period	Coverage Description	Transaction Amt
4538812	03/01/23	03/01/23 to 03/01/24	Endurance American Specialty Ins Co Policy No. ESP30033265000 *New - Commercial Property	13,108.04
			Surplus Line Tax - Commercial Property	657.35
			Policy Fee - Commercial Property	39.02
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7163279 Amount Due:	13,804.41
4537456	03/01/23	03/01/23 to 03/01/24	Arch Specialty Insurance Company Policy No. ESP103344400 *New - Commercial Property	27,506.21
			Surplus Line Tax - Commercial Property	1,377.26
			Policy Fee - Commercial Property	39.02
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7161515 Amount Due:	28,922.49
4537350	03/01/23	03/01/23 to 03/01/24	AXIS Specialty Insurance Company Policy No. EAF66560623 *New - Commercial Property	20,094.64
			Surplus Line Tax - Commercial Property	1,007.48
			Policy Fee - Commercial Property	39.02
			For client code SSGCOM	
			Named insured: SSG Commercial, LLC	
			Inv Order#: 413*7161409 Amount Due:	21,141.14
			Grand total:	\$205,878.44

*Premiums Due and Payable on Effective Date

USI Insurance Services, LLC

PO Box 62689 * Virginia Beach, VA 23466

7300

-----INVOICE-----

Town N Country Plaza, LP
 204 N. Howard Ave
 Tampa, FL 33606

Invoice Date 08/15/23
 Invoice No. 4723973
 Bill-To Code TOWNN2
 Client Code SSGCOM
 Inv Order No. 413*7372589

Named Insured: SSG Commercial, LLC

Amount Remitted: \$

Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Effective Date	Policy Period	Coverage Description	Transaction Amount
08/10/23	08/10/23 to 08/10/24	Hartford Steam Boiler Inspec & Ins Policy No. FBP2377450 *Renewal - Boiler and Machinery	846.89
		State Guarantee Fund - Boiler and Mach	5.93
		Invoice Number: 4723973 Amount Due:	852.82

*Premiums Due and Payable on Effective Date

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CLMCA Page: 1

INVOICE COPY

USI Insurance Services, LLC

PO Box 62689 * Virginia Beach, VA 23466

7300

-----INVOICE-----

Town N Country Plaza, LP
 204 N. Howard Ave
 Tampa, FL 33606

Invoice Date 12/18/23
 Invoice No. 4869146
 Bill-To Code TOWNN2
 Client Code SSGCOM
 Inv Order No. 413*7529108

Named Insured: SSG Commercial, LLC

Amount Remitted: \$
 Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Effective Date	Policy Period	Coverage Description	Transaction Amount
12/05/23	12/05/23 to 03/01/24	Certain Underwriters at Lloyds Policy No. 23N45524AATO71 *Renewal - Terrorism	165.99
		Surplus Line Tax - Terrorism	8.30
		Invoice Number: 4869146 Amount Due:	174.29

*Premiums Due and Payable on Effective Date

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USI Insurance Services, LLC

PO Box 62689 * Virginia Beach, VA 23466

-----INVOICE-----

Town N Country Plaza, LP
 204 N. Howard Ave
 Tampa, FL 33606

Invoice Date 12/18/23
 Invoice No. 4869056
 Bill-To Code TOWNN2
 Client Code SSGCOM
 Inv Order No. 413*7529033

Named Insured: SSG Commercial, LLC

Amount Remitted: \$
 Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Effective Date	Policy Period	Coverage Description	Transaction Amount
11/30/23	08/10/23 to 08/10/24	Hartford Steam Boiler Inspec & Ins Policy No. FBP2377450 *Endorsement - Boiler and Machinery State Guarantee Fund - Boiler and Mach	9.47 0.08
		Invoice Number: 4869056 Amount Due:	9.55

*Premiums Due and Payable on Effective Date

FRAUD PREVENTION NOTICE: USI will never provide unsolicited payment instructions. You should only change payment instructions if confirmed by calling your USI Account Manager or contacting your local USI office.

CLMCA Page: 1

INVOICE COPY



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/28/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282706 00	1152282706	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/28/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZALP
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
7501 W HILLSBOROUGH AVE, 7509-7525 W HILLSBOROUGH, TAMPA FL 33615

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE
First Floor Height: 3.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 07/01/1967
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 3,062,500

Coverage	Deductible	Annual Premium
BUILDING \$500,000	\$25,000	\$11,102.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$2,746.00
FULL RISK PREMIUM: \$8,431.00
DISCOUNTED PREMIUM: \$8,431.00
Reserve Fund Assessment: \$1,518.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$10,246.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

008431609115228270623087

00005

Company



POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

20-036223.4

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZALP	03/02/2023	12 Months	09115228270600

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION	
Payment Method	Check
Payor	TOWN N COUNTRY PLAZALP
Transaction Date	03/02/2023
Amount Paid	\$10,246.00
Check Number	1000

LENDER INFORMATION
VALLEY NATIONAL BANK PO BOX 3409 COPPELL, TX 75019 Loan Number: tbd Lender Type: First Mortgage Lender Interest: Building Only Lender Clause(s): ISAOA ATIMA Bill To Lender?: No

NOTES
THIS IS NOT AN OFFER FOR ENDORSEMENT. THIS QUOTE IS NON-FIRM AND NON-BINDING AND SUBJECT TO REVIEW AND ADJUSTMENT. INCREASED COVERAGE DOES NOT EXIST UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED BY WRIGHT NATIONAL FLOOD INSURANCE COMPANY AND THE WAITING PERIOD HAS EXPIRED. REQUIRED DOCUMENTATION CHECKLIST (additional items, not indicated below, may be required)

PLEASE SUBMIT THIS TRANSMITTAL WITH ALL CHECK PAYMENTS
Please include a copy of this form, signed by the check owner, when submitting your payment.

NO COVERAGE EXISTS UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED AND THE WAITING PERIOD HAS EXPIRED. Notice: This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

RGLR 091152282706 00 00000000 NB 1230302 2 ITY BCDSPXSELDCOBJ.

7300



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/28/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282733 00	1152282733	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/28/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZALP
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above)

7501 W HILLSBOROUGH AVE, 7551-7561 W HILLSBOROUGH AVE, TAMPA FL 33615

Address may have been changed in accordance with USPS standards.

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE

First Floor Height: 3.5 ft

Method Used to Determine First Floor Height: FEMA Determined

Date of Construction: 07/01/1967

Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 3,240,000

Coverage	Deductible	Annual Premium
BUILDING	\$500,000	\$11,102.00
CONTENTS	NO CONTENTS COVERAGE	\$0.00
INSURED DECLINED CONTENTS COVERAGE		

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$2,746.00
FULL RISK PREMIUM: \$8,431.00
DISCOUNTED PREMIUM: \$8,431.00
Reserve Fund Assessment: \$1,518.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$10,246.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements:

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

008431609115228273323087

00005

Company



POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299 *20-030223-6*

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZALP	03/02/2023	12 Months	09115228273300

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION	
Payment Method	Check
Payor	TOWN N COUNTRY PLAZALP
Transaction Date	03/02/2023
Amount Paid	\$10,246.00
Check Number	1000

LENDER INFORMATION
VALLEY NATIONAL BANK
PO BOX 3409
COPPELL, TX 75019
Loan Number: tbd
Lender Type: First Mortgagee
Lender Interest: Building Only
Lender Clause(s): ISAOA ATIMA
Bill To Lender?: No

NOTES
THIS IS NOT AN OFFER FOR ENDORSEMENT. THIS QUOTE IS NON-FIRM AND NON-BINDING AND SUBJECT TO REVIEW AND ADJUSTMENT. INCREASED COVERAGE DOES NOT EXIST UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED BY WRIGHT NATIONAL FLOOD INSURANCE COMPANY AND THE WAITING PERIOD HAS EXPIRED. REQUIRED DOCUMENTATION CHECKLIST (additional items, not indicated below, may be required)

PLEASE SUBMIT THIS TRANSMITTAL WITH ALL CHECK PAYMENTS
Please include a copy of this form, signed by the check owner, when submitting your payment.

NO COVERAGE EXISTS UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED AND THE WAITING PERIOD HAS EXPIRED. Notice: This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

RGLR 091152282733 00 00000000 NB 1230302 8 ITY

1300



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/29/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282731 00	1152282731	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/29/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZALP
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
7501 W HILLSBOROUGH AVE, 7535-7543 W HILLSBOROUGH AVE, TAMPA FL 33615

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE
First Floor Height: 3.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 07/01/1967
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 562,500

Coverage	Deductible	Annual Premium
BUILDING \$250,000	\$25,000	\$5,715.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$1,236.00
FULL RISK PREMIUM: \$4,554.00
DISCOUNTED PREMIUM: \$4,554.00
Reserve Fund Assessment: \$820.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$5,671.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

008431609115228273123088

00004

Company



POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299 *20-030223-8*

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZALP	03/02/2023	12 Months	09115228273100

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION

Payment Method Check
 Payor TOWN N COUNTRY PLAZALP
 Transaction Date 03/02/2023
 Amount Paid \$5,671.00
 Check Number 1000

LENDER INFORMATION

VALLEY NATIONAL BANK
 PO BOX 3409
 COPPELL, TX 75019
 Loan Number: tbd
 Lender Type: First Mortgagee
 Lender Interest: Building Only
 Lender Clause(s): ISAOA ATIMA
 Bill To Lender?: No

NOTES

THIS IS NOT AN OFFER FOR ENDORSEMENT. THIS QUOTE IS NON-FIRM AND NON-BINDING AND SUBJECT TO REVIEW AND ADJUSTMENT. INCREASED COVERAGE DOES NOT EXIST UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED BY WRIGHT NATIONAL FLOOD INSURANCE COMPANY AND THE WAITING PERIOD HAS EXPIRED. REQUIRED DOCUMENTATION CHECKLIST

(additional items, not indicated below, may be required)

PLEASE SUBMIT THIS TRANSMITTAL WITH ALL CHECK PAYMENTS

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NO COVERAGE EXISTS UNTIL PAYMENT OF TOTAL PREMIUM IS RECEIVED AND THE WAITING PERIOD HAS EXPIRED. Notice: This policy is not subject to cancellation for reasons other than those set forth in the National Flood Insurance Program rules and regulations. In matters involving billing disputes, cancellation is not available other than for billing processing error or fraud.

RGLR 091152282731 00 00000000 NB 1230302 4 ITY BCDSPXSELL

7300



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/28/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282686 00	1152282686	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/28/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZA
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above)
7501 W HILLSBOROUGH AVE, TAMPA FL 33615

Address may have been changed in accordance with USPS standards.

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE
First Floor Height: 3.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 07/01/2003
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 1,250,000

Coverage	Deductible	Annual Premium
BUILDING \$500,000	\$25,000	\$11,102.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$2,746.00
FULL RISK PREMIUM: \$8,431.00
DISCOUNTED PREMIUM: \$8,431.00
Reserve Fund Assessment: \$1,518.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$10,246.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements:

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

008431609115228268623087

0000C

Company



POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299 *20-036223.3*

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZA	03/02/2023	12 Months	09115228268600

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION

Payment Method Check
 Payor TOWN N COUNTRY PLAZA
 Transaction Date 03/02/2023
 Amount Paid \$10,246.00
 Check Number 1000

LENDER INFORMATION

VALLEY NATIONAL BANK
 PO BOX 3409
 COPPELL, TX 75019
 Loan Number: tbd
 Lender Type: First Mortgagee
 Lender Interest: Building Only
 Lender Clause(s): ISAOA ATIMA
 Bill To Lender?: No

NOTES

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(additional items, not indicated below, may be required)

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RGLR 091152282686 00 00000000 NB 1230302 1 ITY BPRSPGETSB

7300



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/28/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282736 00	1152282736	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/28/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZALP
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
7501 W. HILLSBOROUGH AVE, FOR BLDG 7575, TAMPA FL 33615

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE
First Floor Height: 3.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 07/01/1967
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 1,000,000

Coverage	Deductible	Annual Premium
BUILDING \$500,000	\$25,000	\$10,162.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$2,511.00
FULL RISK PREMIUM: \$7,726.00
DISCOUNTED PREMIUM: \$7,726.00
Reserve Fund Assessment: \$1,391.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$9,414.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President

008431609115228273623087

00008

Company



POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299 *20-030223.2*

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZALP	03/02/2023	12 Months	09115228273600

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION

Payment Method Check
 Payor TOWN N COUNTRY PLAZALP
 Transaction Date 03/02/2023
 Amount Paid \$9,414.00
 Check Number 1000

LENDER INFORMATION

VALLEY NATIONAL BANK
 PO BOX 3409
 COPPELL, TX 75019
 Loan Number: tbd
 Lender Type: First Mortgage
 Lender Interest: Building Only
 Lender Clause(s): ISAOA ATIMA
 Bill To Lender?: No

NOTES

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(additional items, not indicated below, may be required)

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RGLR 091152282736 00 00000000 NB 1230302 9 ITY BCDSPXSELL

7300



A Stock Company
P.O. Box 33003
St. Petersburg, FL 33733-8003
Customer Service: 1-800-820-3242
Claims: 1-800-725-9472

FFL99.001 1021
0084316
3/28/23
2000 11523 FLD RGLR

FLOOD DECLARATIONS PAGE
AMENDED EFFECTIVE: 3/02/23

National Flood Insurance Policy

Policy Number	NFIP Policy Number	Product Type
09 1152282735 00	1152282735	General Property Form

Policy Period	Date of Issue	Agent Code	Prior Policy Number
From: 3/02/23 To: 3/02/24 12:01 am Standard Time	03/28/2023	0084316	

Agent (813)321-7500
USI INSURANCE SERVICES LLC
2502 N ROCKY POINT DR STE 400
TAMPA FL 33607-1443

TOWN N COUNTRY PLAZALP
204 N HOWARD AVE
TAMPA FL 33606-1552

southeastcarrierdocsdelivery@usi.com

Property Location (if other than above) Address may have been changed in accordance with USPS standards.
7501 W HILLSBOROUGH AVE, FOR BLDG 7565, TAMPA FL 33615

Rating Information

Rate Category: Rating Engine
Primary Residence: N
Building Occupancy: Non-Residential Building
Building Description: Commercial

Flood Risk: AE
First Floor Height: 3.5 ft
Method Used to Determine First Floor Height: FEMA Determined
Date of Construction: 07/01/1967
Prior NFIP Claims: 0

Property Description: Slab on Grade, 1 floor

Replacement Cost Value: 10,000,000

Coverage	Deductible	Annual Premium
BUILDING \$500,000	\$25,000	\$11,102.00
CONTENTS NO CONTENTS COVERAGE	INSURED DECLINED CONTENTS COVERAGE	\$0.00

Your property's NFIP flood claims history can affect your premium. For more information contact your insurance agent or company.

ICC Premium: \$75.00
Community Rating Discount: \$2,746.00
FULL RISK PREMIUM: \$8,431.00
DISCOUNTED PREMIUM: \$8,431.00
Reserve Fund Assessment: \$1,518.00
Federal Policy Service Fee: \$47.00
HFIAA Surcharge: \$250.00

TOTAL WRITTEN PREMIUM AND FEES: \$10,246.00

THIS IS NOT A BILL

Premium Paid by: Insured

Forms and Endorsements

WFL 99.415 1117 1117 FFL 99.310 0120 0120 WFL 99.118 1021 1021

This policy is issued by NAIC company 11523
Wright National Flood Insurance Company A stock company
Copy Sent To: As indicated on back or additional pages, if any.

Patricia Templeton-Jones
Patricia Templeton-Jones, President



008431609115228273523087

00007

Company

POLICY PAYMENT TRANSMITTAL



Wright National Flood Insurance Company
 A Stock Company
 PO Box 33003
 St. Petersburg, FL, 33733
 Office: 800.820.3242
 Fax: 800.850.3299

20-030223-1

INSURED	EFFECTIVE DATE	TERM	POLICY NUMBER
TOWN N COUNTRY PLAZALP	03/02/2023	12 Months	09115228273500

AGENCY INFORMATION		INSURED MAILING AND PROPERTY ADDRESS	
Agency Number	84316	Mailing Address	204 N HOWARD AVE
Agency	USI INSURANCE SERVICES LLC		TAMPA, FL 33606-1552
Address	2502 N ROCKY POINT DR STE 400	Property Address	7501 W HILLSBOROUGH AVE
	TAMPA, FL 33607		TAMPA, FL 33615-4100
Phone Number	813.321.7500		

PAYMENT INFORMATION

Payment Method: Check
 Payor: TOWN N COUNTRY PLAZALP
 Transaction Date: 03/02/2023
 Amount Paid: \$10,246.00
 Check Number: 1000

LENDER INFORMATION

VALLEY NATIONAL BANK
 PO BOX 3409
 COPPELL, TX 75019
 Loan Number: tbd
 Lender Type: First Mortgagee
 Lender Interest: Building Only
 Lender Clause(s): ISAOA ATIMA
 Bill To Lender?: No

NOTES

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(additional items, not indicated below, may be required)

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RGLR 091152282735 00 00000000 NB 1230302 2 ITY BGBSP238

7300

**EVANSTON INSURANCE COMPANY**

State Transaction Code:

COMMON POLICY DECLARATIONS**POLICY NUMBER:** 3AA651433**RENEWAL OF POLICY:** NEW

Named Insured and Mailing Address (No., Street, Town or City, County, State, Zip Code)

TOWN N COUNTRY PLAZA

204 N HOWARD AVE

TAMPA, FL 33606

Policy Period: From 03/01/2023 to 03/01/2024 at 12:01 A.M. Standard Time at your mailing address shown above.

BUSINESS DESCRIPTION: REAL ESTATE**FORM OF BUSINESS**

☐ Individual ☐ Partnership ☐ Joint Venture ☐ Trust ☐ Corporation
☐ Limited Liability Company ☒ Other Organization: **LIMITED PARTNERSHIP**

Audit Period: Annual unless otherwise stated:

FTZ Code:

IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY, WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.

THIS POLICY CONSISTS OF THE FOLLOWING COVERAGE PART(S), BUT ONLY FOR WHICH A PREMIUM IS INDICATED. THIS PREMIUM MAY BE SUBJECT TO ADJUSTMENT.

Commercial Property Coverage Part	\$	Not Covered
Commercial General Liability Coverage Part	\$	25,658.00
Commercial Inland Marine Coverage Part	\$	Not Covered
Commercial Ocean Marine Coverage Part	\$	Not Covered
Commercial Professional Liability Coverage Part	\$	Not Covered
Commercial Automobile Liability Coverage Part	\$	Not Covered
Liquor Liability Coverage Part	\$	Not Covered
Crime Coverage Part	\$	Not Covered
Other Coverages: Terrorism - Certified Acts	\$	Excluded
	\$	
	Premium Total	\$ 25,658.00
Other Charges: Taxes and Fees - See MDIL 1002	\$	1,807.90
	\$	
	\$	
	GRAND TOTAL	\$ 27,465.90

"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER."

"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."

Producer Number, Name and Mailing Address

210252

State Surplus Lines License #

RT Specialty, LLC

150 South U.S. Highway 1 3rd Floor

Jupiter, FL 33477

Inspection Ordered: Yes ☒ No ☐

Program Code:

Endorsements

Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:

SEE FORMS SCHEDULE - MDIL 1001

These declarations, together with the Common Policy Conditions and Coverage Form(s) and any Endorsement(s), complete the above numbered policy.

Countersigned: 03/15/2023
Date

BY:

OM ? LK

**EVANSTON INSURANCE COMPANY**

State Transaction Code:

COMMERCIAL EXCESS LIABILITY POLICY DECLARATIONS

POLICY NUMBER: EZXS3108530

RENEWAL OF POLICY: NEW

Named Insured and Mailing Address (No., Street, Town or City, County, State, Zip Code)

TOWN N COUNTRY PLAZA
204 N HOWARD AVE
TAMPA, FL 33606

Policy Period: From 03/01/2023 to 03/01/2024 at 12:01 A.M. Standard Time at your mailing address shown above.

**IN RETURN FOR THE PAYMENT OF THE PREMIUM, AND SUBJECT TO ALL THE TERMS OF THIS POLICY,
WE AGREE WITH YOU TO PROVIDE THE INSURANCE AS STATED IN THIS POLICY.**

Limits Of Insurance	
Each Occurrence Limit:	\$ <u>5,000,000</u>
Aggregate Limit:	\$ <u>5,000,000</u>
Retained Limit / Each Occurrence:	\$ _____

Premium	
Policy Premium:	\$ <u>5,500.00</u>
Terrorism Premium:	\$ <u>Not Covered</u>
Fees (Where Applicable):	\$ <u>458.76</u>
Total Premium:	\$ <u>5,958.76</u> Payable At Inception
Audit Period: <input checked="" type="checkbox"/> Not Applicable <input type="checkbox"/> Annual <input type="checkbox"/> Semi-Annual <input type="checkbox"/> Quarterly <input type="checkbox"/> Monthly	
Rating Basis (If Subject To Audit) Premium Basis: _____ Rate: _____	

"THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER."

"SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY."

Producer Number, Name and Mailing Address

210252
RT Specialty, LLC
150 South U.S. Highway 1 3rd Floor
Jupiter, FL 33477

Endorsements

Forms and Endorsements applying to this Coverage Part and made part of this policy at time of issue:
Per Forms Schedule

Schedule Of Underlying Insurance

Per Schedule Of Underlying Insurance

These declarations, together with the Coverage Form and any Endorsement(s), complete the above numbered policy.

03/15/2023By: 

USI Insurance Services, LLC

PO Box 62689 * Virginia Beach, VA 23466

7300

-----INVOICE-----

SSG Commercial, LLC
204 N. Howard Ave
Tampa, FL 33606Print Date 04/18/23
Bill-to Code SSGCOM

Amount Remitted: \$

Pay via Credit Card or EFT Draft: usi.com/paymybill

Make checks payable to: USI Insurance Services, LLC

Invoice No.	Effective Date	Policy Period	Coverage Description	Transaction Amt
4527252	03/01/23	03/01/23 to 03/01/24	Evanston Insurance Company Policy No. EZXS3108530 *New - Excess Liability	5,500.00
			Policy Fee - Excess Liability	175.00
			Surplus Line Tax - Excess Liability	280.35
			Stamping Fee - Excess Liability	3.41
			Named insured: Town N Country Plaza LP	
			Inv Order#: 413*7148526 Amount Due:	5,958.76
4560112	03/01/23	03/01/23 to 03/01/24	Evanston Insurance Company Policy No. 3AA65143 *Renewal - General Liability	25,658.00
			Policy Fee - General Liability	350.00
			Stamping Fee - General Liability	15.69
			Surplus Line Tax - General Liability	1,292.21
			Inspection Fee - General Liability	150.00
			Named insured: Town N Country	
			Inv Order#: 413*7185697 Amount Due:	27,465.90
			Grand total:	\$33,424.66

*Invoices are Due and Payable upon Receipt

Page: 1

MULTIPLE INVOICE

FRAUD PREVENTION NOTICE: USI will never provide unsolicited payment instructions. You should only change payment instructions if confirmed by calling your USI Account Manager or contacting your local USI office.



hillstax.org



2023 HILLSBOROUGH COUNTY NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0080930000

Account Name/Address: TOWN N COUNTRY PLAZA LP
204 N HOWARD AVE UNIT 2
TAMPA, FL 33606-1552

Property Location:

7501 W HILLSBOROUGH AVE,
TAMPA,
33615

Legal Description:

FROM SW COR OF SEC RUN N 20.9 FT TO NLY R/W OF
HILLSBORO AVE AND ELY 507.11 FT A
See Additional Legal on Tax Roll

Ad Valorem Taxes

Taxing Authority	Telephone	Assessed Value	Exempt Value	Taxable Value	Millage	Tax Amount
COUNTY OPERATING	813-272-5890	7,770,300	0	7,770,300	5.7309	44,530.81
ENVIRONMENTAL LAND	813-272-5890	7,770,300	0	7,770,300	0.0604	469.33
COUNTY M.S.T.U.	813-272-5890	7,770,300	0	7,770,300	4.3745	33,991.18
LIBRARY-SERVICE	813-273-3660	7,770,300	0	7,770,300	0.5583	4,338.16
PARK BONDS - UNINCORPORATED	813-272-5890	7,770,300	0	7,770,300	0.0259	201.25
SCHOOL - LOCAL	813-272-4064	7,770,300	0	7,770,300	2.2480	17,467.63
SCHOOL - STATE	813-272-4064	7,770,300	0	7,770,300	3.1520	24,491.99
PORT AUTHORITY	813-905-5132	7,770,300	0	7,770,300	0.0770	598.31
HILLS CO TRANSIT AUTHORITY	813-384-6583	7,770,300	0	7,770,300	0.5000	3,885.15
CHILDRENS BOARD	813-229-2884	7,770,300	0	7,770,300	0.4589	3,565.79
WATER MANAGEMENT	352-796-7211	7,770,300	0	7,770,300	0.2043	1,587.47

Total Millage: 17.3902 Total Ad Valorem Taxes: \$135,127.07

Non-Ad Valorem Taxes

Taxing Authority	Telephone	Tax Amount
LIGHTING DISTRICT 1064	813-635-5400	1,428.91
STORMWATER MANAGEMENT	813-635-5400	10,186.59

Total Non-Ad Valorem Assessments: \$11,615.50 Combined Taxes & Assessments: \$146,742.57

✦ Detach below portion and return it with your payment. ✦

Nancy C. Millan, Hillsborough County Tax Collector

2023 NOTICE OF AD VALOREM TAXES AND NON-AD VALOREM ASSESSMENTS

Account No.: A0080930000	Tax District: U	Escrow:	Assessed Value: 7,770,300	Exemptions:
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ONLY PAY ONE AMOUNT
Postmarks not accepted after March 31st.

If Paid By	Amount Due
Nov 30, 2023	\$0.00



SAVE A STAMP
& PAY ONLINE!

SCAN QR CODE
WITH SMARTPHONE

Remember to write your account number on your check.
Make checks payable in US funds to:

Nancy C. Millan, Tax Collector
PO Box 30012
Tampa FL 33630-3012

TOWN N COUNTRY PLAZA LP
204 N HOWARD AVE UNIT 2
TAMPA, FL 33606-1552

Town 'N Country Plaza LLC

204 N Howard Avenue
Tampa, FL 33606

Statement date: 02/24/2025
Move in date: 09/28/2001
Recurring rent: 15,625.00

Unpaid Charges



Big Lots #547

4900 E Dublin Granville Road
Lease Admin Dept #10051
Columbus, OH 43081-7651



Town 'n Country Plaza LLC

7500-7605 W. Hillsborough
Ave.
Tampa, FL 33615

Unit: 13

Phone: (813) 249-4818

Home: (614) 278-3492

Date	Description	Charges	Payments	Balance
03/06/2024	CAM Recovery - 2023 Annl CAM Recovery	1,030.80	0.00	1,030.80
03/06/2024	Real Estate Tax Recovery - 2023 Annual RET Recovery	27,350.41	64.39	28,316.82
03/06/2024	Sales Tax Liability - Tax charge from CAM Recovery	61.85	0.00	28,378.67
03/06/2024	Sales Tax Liability - Tax charge from Real Estate Tax Recovery	1,641.02	2.25	30,017.44
07/01/2024	Rental Income - July 2024 - RENT	15,625.00	14,996.82	30,645.62
07/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	524.89	30,667.61
08/01/2024	Rental Income - August 2024 - RENT	15,625.00	15,438.57	30,854.04
08/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	540.35	30,860.57
09/01/2024	CAM Recovery - September 2024 - CAM	2,849.70	0.00	33,710.27
09/01/2024	Rental Income - September 2024 - RENT	15,625.00	0.00	49,335.27
09/01/2024	Sales Tax Liability - Tax charge from CAM Recovery	99.74	0.00	49,435.01
09/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	0.00	49,981.89
10/01/2024	Rental Income - October 2024 - RENT	15,625.00	15,438.57	50,168.32
10/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	540.35	50,174.85
11/01/2024	Rental Income - November 2024 - RENT	15,625.00	15,438.57	50,361.28
11/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	540.35	50,367.81
12/01/2024	Rental Income - December 2024 - RENT	15,625.00	15,438.57	50,554.24
12/01/2024	Sales Tax Liability - Tax charge from Rental Income	546.88	540.35	50,560.77
01/01/2025	CAM Recovery - January 2025 - CAM	2,849.70	2,841.69	50,568.78
01/01/2025	Sales Tax Liability - Tax charge from CAM Recovery	71.24	71.04	50,568.98
02/01/2025	CAM Recovery - February 2025 - CAM	2,849.70	2,841.69	50,576.99
02/01/2025	Sales Tax Liability - Tax charge from CAM Recovery	71.24	71.04	50,577.19
Total				50,577.19

Total Amount Due	0 - 30 Days	30+ Days
50,577.19	8.21	50,568.98